

Sedona Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Sedona	7,720	10,192	6.1%	32.0%
Yavapai County	107,714	167,517	-	55.5%

Median Household Income

	<i>1990</i>	<i>2000</i>
Sedona	\$26,366	\$44,042
Yavapai County	\$22,060	\$34,901
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	7,607	9,394	92.2%
African American	26	50	0.5%
Native American	31	46	0.5%
Asian	36	96	0.9%
Other	20	606	5.9%
Hispanic	405	907	8.9%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	3,821	4,928
Homeownership Rate	71.7%	72.5%
Average Household Size	2.02	2.06

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	1,168	1,556	15.3%
20 – 54 yrs	2,965	4,382	43.0%
55 & Over	3,587	4,254	41.7%

Median Age	52.0	50.5
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	3,017	3,882	68.0%	28.7%
Townhouse / Condo	153	399	7.0%	160.8%
Multi-family Units	532	530	9.3%	-0.4%
Manufactured Home	850	857	15.0%	0.8%
Other Units	106	41	0.7%	-61.3%
Total Units	4,658	5,709	-	22.56%

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$789	\$990
# of Units Surveyed	16,923	6,903

Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	262	\$216,000	274	\$162,500	303	\$169,375
1997	203	\$280,000	173	\$169,500	194	\$179,000
1998	274	\$398,000	211	\$198,500	224	\$200,500
1999	194	\$297,500	257	\$210,000	282	\$218,500
2000	26	\$672,000	262	\$231,500	278	\$237,000

Assisted Housing Units Produced between 1996 - 2000

Sedona	0
Yavapai County	205

Housing Affordability Gap

	Sedona	Yavapai County
Total Gap	2,301	11,949
Gap as a % of Total households	46.7%	17.1%
% of Median household Income where total gap occurs	114%	